

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Apr 09 2015** at 7:30 p.m. at the Islip Town Hall, 655 Main Street, Islip, New York to consider the merits and to clarify the issues of the following land use applications and to review the associated environmental impacts.

Anyone desiring any information pertaining to these applications may write or appear in person at that time. Any proposed zoning changes listed herein require additional Town Board approval.

This agenda is subject to change without notice. Please contact the Department of Planning on the day of the hearing to confirm application scheduling.

Any disabled person who needs a sign language interpreter, auxiliary aids or special accommodations to attend this meeting, please call - DIVISION OF SERVICES TO THE DISABLED - 224-5335 or 224-5397 TDD.

PLANNING BOARD, TOWN OF ISLIP
EDWARD FRIEDLAND, CHAIRMAN
RICHARD J. ZAPOLSKI, P.E., COMMISSIONER

Islip, New York
March 23, 2015

Planning Board Application-Public Hearing

1. **Self-Initiated Living Options - PB2015-009 (0500-105.00-01.00-002.004)**

East side of Lakeland Avenue (C.R. 93) (# 2111A), approximately 924 feet north of Marconi Avenue, Ronkonkoma. Applicant requests a Planning Board special permit for an assembly and social recreation hall in the Industrial 1 district pursuant to 68-340.1 Q. A parking relaxation is requested as part of this application.

Planning Board Application-Public Hearing

2. **Brightwaters Venture Co., Inc. - PB2015-010 (0500-301.00-01.00-006.000)**

North side of Pond Road (# 4038), approximately 10 feet South of Sunrise Highway Service Road (S.R. 27), Oakdale. Applicant requests a Planning Board special permit for the outdoor or overnight parking of registered vehicles as an accessory use in the Industrial 1 district pursuant to 68-340.1 C. A parking relaxation may be requested as part of this application.

Planning Board Application-Public Hearing

3. **Vincent Biondo D/B/A Slices & Ices - PB2015-006 (0500-455.00-02.00-031.000)**

Northeast corner of Higbie Lane (CR 82) and Wavecrest Avenue (159 Higbie Lane), West Islip. Applicant requests a Planning Board special permit for a restaurant in the Business 1 district pursuant to 68-272.1 G. Site plan modifications are requested as part of this application.

Planning Board Application-Public Hearing

4. **Pond Road South Self Storage, Co. Inc. - PB2015-011 (0500-325.00-01.00-110.000)**

East side of Pond Road (# 1), approximately 1,136 feet south of Sunrise Service Road, Oakdale. Applicant requests a Planning Board special permit for the outdoor or overnight parking of registered vehicles as an accessory use in the Industrial 1 district pursuant to 68-340.1 C. A parking relaxation may be requested as part of this application.

Planning Board Application-Public Hearing

5. **Bay Shore, Bean - PB2015-013 (0500-393.00-03.00-139.005)**

North east corner of Main Street (S. R. 27A), (# 47) and Third Avenue, Bay Shore. Applicant requests a Planning Board special permit for a minor restaurant in the Business District pursuant to 68-257.1 A. A parking relaxation is requested as part of this special permit.

Planning Board Application-Public Hearing

6. **Anthony Leis - PB2015-014 (0500-419.00-03.00-002.001)**

Southeast corner of Montauk Highway (S.R. 27A) (# 182), Bay Shore. Applicant requests a Planning Board special permit for a minor restaurant in the Business District pursuant to 68-257.1 A. A parking relaxation is requested as part of this application.

Town Board Application - Public Hearing

7. **Maria and Philip DeSimone - CZ2015-005 (0500-450.00-03.00-007.004)**

Southeast corner of River Road and Woodhollow Road (South Street), Great River (350-352 Woodhollow Road). Applicant seeks a modification of deed covenants and restrictions associated with TC 2969, specifically to remove the owner occupancy requirement on the two family dwelling.

Town Board Application - Public Hearing

8. **Atlantic Chevrolet, Cadillac - CZ2015-006 (0500-340.00-0300-001.000)**

South side of Sunrise Highway, approximately 335' west of 3rd Avenue, Bay Shore (1350 Sunrise Highway). Applicant seeks a change of zone from Business 2 District to Business 3 District along with a Town Board special permit for a motor vehicle dealership. Applicant also seeks a modification of deed covenants and restrictions associated with TC 2278. Site plan modifications are also required as part of this application.

9. **J. Nazzaro Partnership, L.P. (Wendy's) - CZ2015-003 (0500-369.00-03.00-035.001)**

South side of Main Street (S.R. 27A), 615 east of Degnon Blvd., Islip (168 East Main Street).

Applicant seeks a change of zone from Business One District to Business Three District.

Applicant seeks a Town Board Special Permit for a fast food restaurant pursuant to Town Code Section 68-302 G. Site plan modifications are also required as part of this application.